

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING  
THURSDAY, NOVEMBER 5, 2015  
LEGISLATIVE CHAMBER, ROOM 314,  
TOWN HALL, WEST HARTFORD, CT 06107**

**MINUTES**

**ATTENDANCE:** Kevin Prestage, Chair; Commissioners: Kevin Ahern and Paul Freeman. Alternate: Liz Gillette; Todd Dumais, Town Planner/TPZ Secretary; Catherine Dorau, Associate Planner

**ABSENT:** Michele Maresca, Vice Chair; Commissioner: Michael Seder; Alternates: John O'Donnell and Mishone Donelson; Patrick Alair, Deputy Corporation Counsel

**ADJOURNMENT:** Motion/Ahern; Second/Gillette (Vote: 4-0). Meeting adjourned at 9:18 PM

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**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

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**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Wednesday, September 9, 2015.  
**Motion/Ahern; Second/Gillette (Vote: 3-0) Voting: Ahern, Gillette, Prestage**
  - b. Minutes of the Regular Meeting, Monday, October 5, 2015.  
**Motion/Gillette; Second/Freeman (Vote: 3-0) Voting: Prestage, Freeman, Gillette**

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**COMMUNICATIONS:**

None.

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**27 Park Road and 14 Ringgold Street** - Application (IWW #1040) of the Center Development Corporation (Contract Purchaser/Developer) (Susan A. Hays, Attorney) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford for property located at 27 Park Road and 14 Ringgold Street. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on November 5, 2015. Suggest required public hearing be scheduled for December 7, 2015.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote ( 4-0 )** (Motion/Ahern; Second/Freeman) (Gillette seated for Maresca) to schedule this matter for public hearing on Monday, December 7, 2015 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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**27 Park Road and 14 Ringgold Street** - Application (IWW #1041) of the Center Development Corporation (Contract Purchaser/Developer) (Susan A. Hays, Attorney), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant proposes the redevelop and reuse the existing primary building and construct a new residential building containing 310 apartments units and 36 residential living units along with the associated site grading, drainage and landscape improvements at property located at 27 Park Road and 14 Ringgold Street.

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote ( 4-0 )** (Motion/Ahern; Second/Freeman) (Gillette seated for Maresca) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on Monday, December 7, 2015, 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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**27 Park Road and 14 Ringgold Street** - *Motion to authorize staff to engage the services of a professional Wetlands Scientist to perform an independent evaluation of the submitted applications (IWW #1040 and #1041).* Motion/Ahern; Second/Freeman (Gillette seated for Maresca) (Vote: 4-0).

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## **OLD BUSINESS SCHEDULED FOR PUBLIC HEARING AND DECISION ON NOVEMBER 5, 2015:**

**29 Winterset Lane** - Application (IWW #1038) of Peter Elsner (Contractor) (Michael & Barbara Honor, ROs) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist.

After a detailed review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the IWWA acted by **unanimous vote ( 4-0 )** (Motion/Gillette; Second/Ahern)(Gillette seated for Maresca) to **APPROVE** the subject application. During its discussion and deliberation on this matter, the Agency made the following findings:

1. The proposed amendment has been prepared by a certified soil scientist and is based on an on-site soil survey following approved wetland identification techniques.
2. A mylar of the approved wetland map amendment shall be provided to the Town Planning Office for filing in the wetland map files. The approved amendment shall also be submitted in electronic format for inclusion into the Town's Geographic Information System.

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**110 Beechwood Road – Conard High School** – Application (SUP #1229-R2-15) of the Department of Leisure Services and Conard and Hall Unite for Light (Helen Rubino-Turco, Director of Leisure Services, Town of West Hartford) seeking a modification to the conditions of SUP #1229. The applicant proposes to extend the use of the existing athletic field lighting for practices from 7:00 pm until 8:30 pm., Monday through Sunday. SUP #1229 was approved on March 4, 2013 for the installation of permanent athletic field lighting at Conard High School McKee Stadium Field. On April 6, 2015, TPZ determined no supplemental conditions of approval were necessary pursuant to Section 177-42A(8) of the West Hartford Code of Ordinances.

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **majority vote (3-1)** (Motion/Ahern; Second/Freeman) (Gillette seated for Maresca)(Freeman voted “no”) to modify the existing conditions of SUP #1229 approved by the Commission on March 4, 2013. The modification extends the use of the existing athletic field lighting for practices from 7:00 pm until 8:30 pm Monday through Sunday.

During its discussions and deliberations on this matter, the Commission made the following findings and condition:

1. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ by February 2017 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

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**975 North Main Street – Hall High School** – Application (SUP #1230-R2-15) of the Department of Leisure Services and Conard and Hall Unite for Light (Helen Rubino-Turco, Director of Leisure Services, Town of West Hartford) seeking a modification to the conditions of SUP #1230. The applicant proposes to extend the use of the existing athletic field lighting for practices from 7:00 pm until 8:30 pm., Monday through Sunday. SUP #1230 was approved on March 4, 2013 for the installation of permanent athletic field lighting at Hall High School Chalmers Stadium Field. On April 6, 2015, TPZ determined no supplemental conditions of approval were necessary pursuant to Section 177-42A(8) of the West Hartford Code of Ordinances.

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **majority vote (3-1)** (Motion/Ahern; Second/Gillette) (Gillette seated for Maresca)(Freeman voted “no”) to modify the existing conditions of SUP #1230 approved by the Commission on March 4, 2013. The modification extends the use of the existing athletic field lighting for practices from 7:00 pm until 8:30 pm Monday through Sunday.

During its discussions and deliberations on this matter, the Commission made the following findings and condition:

1. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ by February 2017 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

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## TOWN COUNCIL REFERRAL AND REQUEST FOR REPORTS:

**Resolution - 451 Mountain Road** – Resolution authorizing the execution of an infrastructure improvement easement at 451 Mountain Road. The easement to the Town would allow for maintenance and repair of the culvert beneath Mountain Road near Orchard Road. (Town Council receipt on October 27, 2015. TPZ receipt on November 5, 2015.)

After a detailed review of the resolution, the TPZ acted by **unanimous vote (4-0)** Motion/Gillette; Second/Ahern) (Gillette seated for Maresca) to **RECOMMEND APPROVAL** of the subject resolution.

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